

173.0

0003

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
576,200 / 576,200
576,200 / 576,200
576,200 / 576,200

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 36 | | SUTHERLAND RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------------------------|--|
| Owner 1: URIE NICHOLAS F & | |
| Owner 2: SIEVERS KATHRYN I | |
| Owner 3: | |

Street 1: 36 SUTHERLAND ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GERMAN MARJORY A -

Owner 2: -

Street 1: 36 SUTHERLAND ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .046 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1566 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 7 | Steep |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 2025 | | Sq. Ft. | Site | | 0 | 70. | 2.37 | 6 | | | | | | | | | 336,524 | | | | | | 336,500 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|-------------------------|--|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|-----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101 | | | | | | | | 2025.000 | | 239,100 | | 600 | | 336,500 | | 576,200 | | | | | | | |
| Total Card | | | | | | | | 0.046 | | 239,100 | | 600 | | 336,500 | | 576,200 | | Entered Lot Size | | | | | |
| Total Parcel | | | | | | | | 0.046 | | 239,100 | | 600 | | 336,500 | | 576,200 | | Total Land: | | | | | |
| Source: Market Adj Cost | | | | | | | | | | Total Value per SQ unit /Card: | | 367.94 | | /Parcel: 367.94 | | | | Land Unit Type: | | | | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 239,100 | 600 | 2,025. | 336,500 | 576,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 232,000 | 600 | 2,025. | 336,500 | 569,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 232,000 | 600 | 2,025. | 336,500 | 569,100 | 569,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 199,000 | 600 | 2,025. | 331,700 | 531,300 | 531,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 199,000 | 600 | 2,025. | 254,800 | 454,400 | 454,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 199,000 | 600 | 2,025. | 240,400 | 440,000 | 440,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 226,000 | 600 | 2,025. | 221,100 | 447,700 | 447,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 220,300 | 600 | 2,025. | 206,700 | 427,600 | 427,600 | Year End Roll | 12/11/2014 |

Parcel ID 173.0-0003-0014.0

!13426!

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| GERMAN MARJORY | 65968-35 | | 8/25/2015 | | 440,000 | No | No | | |
| MONIZ ARLENE M | 26716-138 | | 10/1/1996 | | 167,000 | No | No | Y | |

TAX DISTRICT

PAT ACCT.

13426

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 7/9/2019 | 1023 | Heat App | 7,604 | C | | | | |
| 11/19/2018 | 1725 | Redo Bas | 56,645 | O | | | | |
| 7/14/2016 | 980 | Redo Kit | 18,000 | | 7/14/2016 | | | New kitchen cabine |
| 6/27/2016 | 888 | Demoliti | 1,000 | | | | | |
| 9/15/2004 | 885 | New Wind | 25,500 | | | | | 16 REPL WNDWS, GUT |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 6/27/2018 | MEAS&NOTICE | BS | Barbara S |
| 5/3/2016 | Sales Review | PT | Paul T |
| 12/30/2008 | Measured | 163 | PATRIOT |
| 12/21/1999 | Mailer Sent | | |
| 12/14/1999 | Measured | 263 | PATRIOT |
| 7/15/1993 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____



EXTERIOR INFORMATION

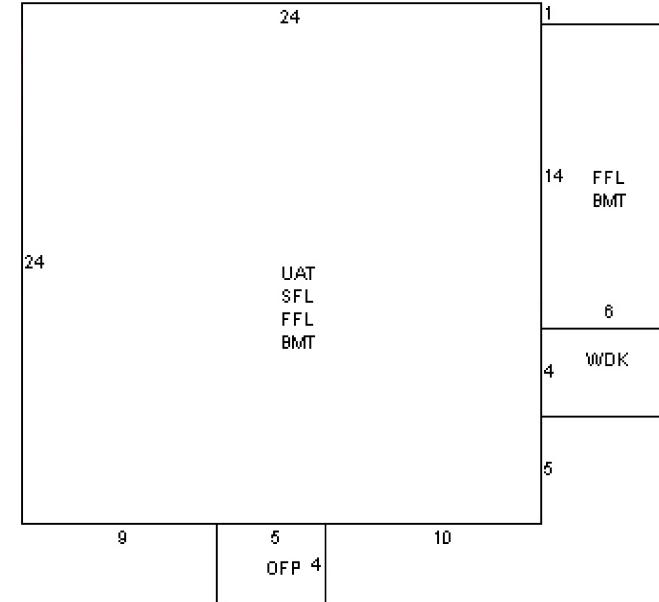
| | | |
|---------------|-------------------|----------|
| Type: | 6 - Colonial | |
| Sty Ht: | 2A - 2 Sty +Attic | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 2 - Conc. Block | |
| Frame: | 1 - Wood | |
| Prime Wall: | 1 - Wood Shingle | |
| Sec Wall: | 2 - Clapboard | 40 % |
| Roof Struct: | 1 - Gable | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | DARK GREY | |
| View / Desir: | | |

BATH FEATURES

| | | |
|------------|---|-----------------|
| Full Bath: | 2 | Rating: Average |
| A Bath: | | Rating: |
| 3/4 Bath: | | Rating: |
| A 3QBth: | | Rating: |
| 1/2 Bath: | | Rating: |
| A HBth: | | Rating: |
| OthrFix: | | Rating: |

COMMENTS

EST BMT.

SKETCH**GENERAL INFORMATION**

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1925 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|----------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 3 - Forced H/W |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

DEPRECIATION

| | | |
|-------------|--------------|-------|
| Phys Cond: | AV - Average | 31. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |

REMODELING

| Exterior: | No Unit | RMS | BRS | FL |
|------------|---------|-----|-----|----|
| Interior: | 1 | 7 | 3 | |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |
| Totals | 1 | 7 | 3 | |

RES BREAKDOWN

| Exterior: | No Unit | RMS | BRS | FL |
|------------|---------|-----|-----|----|
| Interior: | 1 | 7 | 3 | |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |
| Totals | 1 | 7 | 3 | |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj \$ / SQ: | 173.728 |
| Other Features: | 75000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 346563 |
| Depreciation: | 107434 |
| Depreciated Total: | 239128 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|-----|--------------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | AvRate: | | Ind.Val | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Juris. Factor: | | | Before Depr: | 173.73 |
| Special Features: | 0 | | Val/Su Net: | 114.73 |
| Final Total: | 239100 | | Val/Su SzAd: | 193.45 |

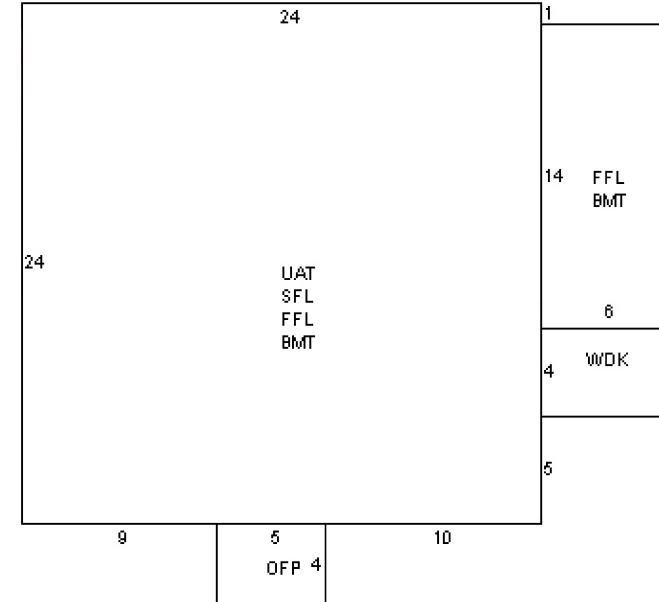
MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 19 | Patio | D | Y | 1 | 14X18 | A | AV | 1970 | 3.74 | T | 39.2 | 101 | | | 600 | | | 600 |

PARCEL ID 173-0003-0014.0

SKETCH**SUB AREA**

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu # Ten |
|------|--------------------|-----------|------------|--------------|----------|--------|---------|--------|----------|
| BMT | Basement | 660 | 69.060 | 45,577 | BMT | 100 | RRM | 50 | A |
| FFL | First Floor | 660 | 173.730 | 114,660 | | | | | |
| SFL | Second Floor | 576 | 173.730 | 100,067 | | | | | |
| UAT | Upper Attic | 144 | 69.490 | 10,007 | | | | | |
| WDK | Deck | 24 | 15.840 | 380 | | | | | |
| OPF | Open Porch | 20 | 43.560 | 871 | | | | | |
| | Net Sketched Area: | 2,084 | | 271,562 | | | | | |
| | Size Ad | 1236 | Gross Area | 2516 | FinArea | 1566 | | | |

IMAGE

AssessPro Patriot Properties, Inc